


Extract Fan

Client Name	Holiday Inn Express Dublin City Centre	Job No	206
Client Site	Austinbrook Ltd 28-32 O'Connell Street Dublin 1 D01 T2X2		
Client Contact	Darren Murray		
Date	23/03/2023	PPM Visit	1 of 2

Asset No	03	Asset Location	Roof
Make	ELTA	Model	TD-560-EC
Year	N/A		

Maintenance Report

1. Area Serving	Bedrooms	3. Grills Cleaned	No
2. Panel Reference	EF-03	4. Dampers Checked	N/A
Extract Fan 1		Extract Fan 2	
Operating Details		Operating Details	
17. Design motor running current	1.95A flc	Design motor running current	1.95A
18. Overload set	6A mcb	Overload set	6A mcb
19. Actual motor running current	1.74A	Actual motor running current	1.28A
	1.65A		1.24A
	1.87A		1.40A
20. Variable speed	Yes	Variable speed	Yes
21. Running	100% %	Running	N/A %
22. Fan Condition	Ok	Fan Condition	Yes
23. Bearings greased	No	Bearings greased	No
24. Bearing ok	Yes	Bearing ok	Yes
25. Drive Belts Changed	N/A	Drive Belts Changed	No
26. Drive belt list and size	N/A	Drive belt list and size	N/A
Engineer Comments	Extract fans located on roof of building.  Extract fan no.1 supplied from contactor Km8.  Extract fan no.2 supplied from contactor Km9.  No overloads present on contactors.  Time schedule from via bms is 8am to 7.30pm each day		

Repair Required	No		
Engineers Name	Iain Egan	Engineers Signature	




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Date	23/03/2023	PPM Visit	1 of 2

Asset No	04	Asset Location	Roof
Make	ELTA	Model	SDA400/4-1E
Year	N/A		

Maintenance Report

1. Area Serving		Ground floor	3. Grills Cleaned	No
2. Panel Reference		EF-01	4. Dampers Checked	N/A
Extract Fan 1			Extract Fan 2	
Operating Details			Operating Details	
17. Design motor running current	2.5A flc	Design motor running current	N/A	
18. Overload set	2.5A	Overload set	N/A	
19. Actual motor running current	0.84A	Actual motor running current	N/A	
	N/A		N/A	
	N/A		N/A	
20. Variable speed	Yes	Variable speed		
21. Running	@80% %	Running	N/A %	
22. Fan Condition	Ok	Fan Condition		
23. Bearings greased	No	Bearings greased	N/A	
24. Bearing ok	Yes	Bearing ok		
25. Drive Belts Changed	N/A	Drive Belts Changed		
26. Drive belt list and size	N/A	Drive belt list and size	N/A	
Engineer Comments				
Extract fan supplied from contactor Km10.				
Overloads present on contactor is set to 2.5a.				
Time schedule from via bms is 6.00am to 12am each day				

Repair Required	No		
Engineers Name	Iain Egan	Engineers Signature	




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Asset No	05	Asset Location	Roof
Make	ELTA	Model	SM200-1ECL
Year	N/A		

Maintenance Report

1. Area Serving		Ground floor toilets	3. Grills Cleaned	No
2. Panel Reference		EF-02	4. Dampers Checked	N/A
Extract Fan 1			Extract Fan 2	
Operating Details			Operating Details	
17. Design motor running current	1.95A f/c		Design motor running current	N/A
18. Overload set	2.0A		Overload set	N/A
19. Actual motor running current	0.70A		Actual motor running current	N/A
	N/A			N/A
	N/A			N/A
20. Variable speed	Yes		Variable speed	
21. Running	@80% %		Running	N/A %
22. Fan Condition	Ok		Fan Condition	
23. Bearings greased	No		Bearings greased	N/A
24. Bearing ok	Yes		Bearing ok	
25. Drive Belts Changed	N/A		Drive Belts Changed	
26. Drive belt list and size	N/A		Drive belt list and size	N/A
Engineer Comments				
Extract fan no supplied from contactor Km11.				
Overload present on contactor set to 2.0a				
Time schedule from via bms is 6am to 10pm each day				

Repair Required	No		
Engineers Name	Iain Egan	Engineers Signature	






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Date	23/03/2023	PPM Visit	1 of 2

Asset No	06	Asset Location	Kitchen
Make	ELTA	Model	SSQ42/4-3HT
Year	N/A		

Maintenance Report

1. Area Serving	Kitchen	3. Grills Cleaned	No
2. Panel Reference	EF-05	4. Dampers Checked	N/A
Extract Fan 1		Extract Fan 2	
Operating Details		Operating Details	
17. Design motor running current	4A flc	Design motor running current	N/A
18. Overload set	6A mcb	Overload set	N/A
19. Actual motor running current	2.06A	Actual motor running current	N/A
	2.00A		N/A
	2.12A		N/A
20. Variable speed	Yes	Variable speed	
21. Running	100% %	Running	N/A %
22. Fan Condition	Ok	Fan Condition	
23. Bearings greased	No	Bearings greased	N/A
24. Bearing ok	Yes	Bearing ok	
25. Drive Belts Changed	N/A	Drive Belts Changed	
26. Drive belt list and size	N/A	Drive belt list and size	N/A
Engineer Comments			
Extract fan is located on roof of the building.			
Extract fan supplied from contactor Km12.			
No overload present on contactor.			
Time schedule from via bms is 6am to 11pm each day			

Repair Required	No		
Engineers Name	Iain Egan	Engineers Signature	




Extract Fan

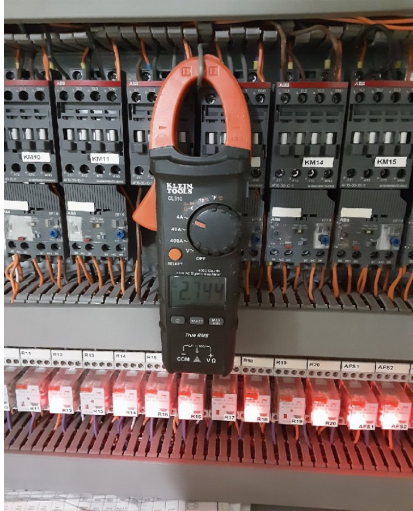
Client Name	Holiday Inn Express Dublin City Centre	Job No	206
Client Site	Austinbrook Ltd 28-32 O'Connell Street Dublin 1 D01 T2X2		
Client Contact	Darren Murray		
Date	23/03/2023	PPM Visit	1 of 2

Asset No	07	Asset Location	Basement
Make	SEM	Model	250-1EC
Year	N/A		

Maintenance Report

1. Area Serving	Basement area	3. Grills Cleaned	No
2. Panel Reference	EF-06	4. Dampers Checked	N/A
Extract Fan 1		Extract Fan 2	
Operating Details		Operating Details	
17. Design motor running current	4.5A	Design motor running current	N/A
18. Overload set	2.7A	Overload set	N/A
19. Actual motor running current	2.74A	Actual motor running current	N/A
	N/A		N/A
	N/A		N/A
20. Variable speed	Yes	Variable speed	No
21. Running	N/A %	Running	N/A %
22. Fan Condition	Ok	Fan Condition	No
23. Bearings greased	No	Bearings greased	N/A
24. Bearing ok	Yes	Bearing ok	No
25. Drive Belts Changed	N/A	Drive Belts Changed	No
26. Drive belt list and size	N/A	Drive belt list and size	
Engineer Comments	Extract fan supplied from contactor Km13.  Overload present on contactor set to its max of 2.7a. Amp reading at time of visit to site was 2.74a  Time schedule from via bms is 6am to 11pm each day  A previous recommendation from past Maintenance visit is to change the O/L to a higher rating ampauge. This has been previously quoted Q5840.		

Repair Required	Yes		
Engineers Name	Iain Egan	Engineers Signature	




Extract Fan

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Date	23/03/2023	PPM Visit	1 of 2

Asset No	08	Asset Location	Plantroom
Make	ELTA	Model	SEM315-1EC
Year	2015		

Maintenance Report

1. Area Serving	Plantroom	3. Grills Cleaned	No
2. Panel Reference	EF-07	4. Dampers Checked	N/A
Extract Fan 1		Extract Fan 2	
Operating Details		Operating Details	
17. Design motor running current	2.0A FLC	Design motor running current	N/A
18. Overload set	2.0A	Overload set	N/A
19. Actual motor running current	0.89A	Actual motor running current	N/A
	N/A		N/A
	N/A		N/A
20. Variable speed	Yes	Variable speed	
21. Running	@80% %	Running	N/A %
22. Fan Condition	Good	Fan Condition	
23. Bearings greased	N/A	Bearings greased	N/A
24. Bearing ok	Yes	Bearing ok	
25. Drive Belts Changed	N/A	Drive Belts Changed	
26. Drive belt list and size	N/A	Drive belt list and size	
Engineer Comments	Extract fan is located within the plant room.  Extract fan supplied from contactor Km14.  Overload present on contactor set to 2.0a  Time schedule from via bms is 12am to 12pm each day.  Unit is controlled by speed controller which is labelled correctly and is located beside mcc panel.		

Repair Required	No		
Engineers Name	Iain Egan	Engineers Signature	





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Asset No	09	Asset Location	Plantroom
Make	Vent-Axia	Model	MFQ45014
Year	N/A		

Maintenance Report

1. Area Serving	Plantroom	3. Grills Cleaned	N/A
2. Panel Reference	SF-01	4. Dampers Checked	N/A
Extract Fan 1		Extract Fan 2	
Operating Details		Operating Details	
17. Design motor running current	5.20A	Design motor running current	N/A
18. Overload set	6.30A	Overload set	N/A
19. Actual motor running current	7A	Actual motor running current	N/A
	N/A		N/A
	N/A		N/A
20. Variable speed	No	Variable speed	
21. Running	100% %	Running	N/A %
22. Fan Condition	Ok	Fan Condition	
23. Bearings greased	No	Bearings greased	N/A
24. Bearing ok	Yes	Bearing ok	
25. Drive Belts Changed	N/A	Drive Belts Changed	
26. Drive belt list and size	N/A	Drive belt list and size	N/A
Engineer Comments	Supply fan supplied from contactor Km15.  Overload present on contactor set to its max of 6.3a. Amp reading at time of visit to site was 6.5a  Time schedule from via bms is 6am to 11pm each day  A previous recommendation from past Maintenance visit is to change the O/L to a higher rating ampage. This has been previously quoted Q5266.  This fan if not operational shuts down gas supply to gas fired water heaters via the gas detection panel as an alarm due to no fresh air entering the plant room.		

Repair Required	Yes		
Engineers Name	Iain Egan	Engineers Signature	